

DRAFT



Key Largo Livable CommuniKeys Plan



Key Largo Community Master Plan Monroe County, Florida

May 2006

HDR

Prepared By:

**Citizens and Residents of Key Largo
and
Monroe County**

With Assistance from Consultant:

HDR, Inc.
2202 N. West Shore Boulevard, Suite 250
Tampa, Florida 33609

Vision

“Key Largo will continue to be a livable island community where protection and enjoyment of the significant natural resources support a unique sense of place as the first island in the Florida Keys. We shall maximize our future by preserving our nationally recognized undersea environments, improve the visual character of our built environments through innovative redevelopment that enhances our quality of life, and strive to increase the sense of a small coastal town ambiance.”

Executive Summary

Monroe County's Livable CommuniKeys Program (LCP) is a community-driven planning process that addresses the individual needs of the island communities in the Florida Keys. The Key Largo Livable CommuniKeys Plan covers the area between Mile Markers (MM) 97 and 107, excluding the offshore islands. The Key Largo LCP process, which started in May 2004, engaged the community in a comprehensive planning process, determined important island features, identified issues affecting these conditions, and related the stated desires of the community to future development activities.

The Key Largo LCP's foundation was established through public input at workshops where community participants identified their perceptions and desires for Key Largo. Based upon the discussion in the public meetings and by interpreting responses received from the Community Survey, the following community vision statement was identified:

"Key Largo will continue to be a livable island community where protection and enjoyment of the significant natural resources support a unique sense of place as the first island in the Florida Keys. We shall maximize our future by preserving our nationally recognized undersea environments, improve the visual character of our built environments through innovative redevelopment that enhances our quality of life, and strive to increase the sense of a small coastal town ambiance".

The consensus goals identified by the community were:

Land Use and Redevelopment

- 1) Direct future growth to lands that are most suitable for development and encourage preservation of environmentally sensitive lands.

Community Character

- 2) Preserve and enhance important community qualities within the planning area that define Key Largo's casual village style atmosphere and natural environment and that enhance its status as the first island of the Florida Keys.
- 3) Protect and enhance historic, cultural and archeological resources within Key Largo to maintain the integrity of the community's unique character.

Housing

- 4) Maintain the availability of affordable housing and workforce housing for local residents while preserving the character of the community.

Environmental Protection

- 5) Preserve, manage, and restore where appropriate, the natural resources within the planning area by providing open space, protecting water quality and acquiring and managing environmentally sensitive lands.

Economic Development

- 6) Encourage redevelopment and infill development that supports and enhances the tourist-based economy of the planning area.
- 7) Recognize water-dependent and water-related commercial uses as an important source of economic sustainability within the planning area.

Transportation

- 8) Provide residents and visitors of the planning area with a safe and useable transportation system for vehicles, bicycles and pedestrians with opportunities for transit systems where appropriate.

Recreation

- 9) Provide additional resources for enhancement of existing facilities, expansion of active and passive land-based recreation opportunities and seek to expand public shoreline access for water-based recreational activities for all age groups within the community.

Community Facilities

- 10) Provide adequate public facilities to serve the existing and future needs of the planning area.

Community Involvement

- 11) Continue to support the localized sense of community, which encourages citizen involvement, implementation and monitoring of the Master Plan for Key Largo.

From a planning perspective, and in order to achieve the community goals, the following objectives were identified:

- Resolve issues relating to non-conforming uses and structures. The LCP provides an opportunity to address non-conformities.
- Secure community access to the waterfront. Key Largo, while surrounded by water, has relatively few water access points for the community.
- Ensure the protection of the terrestrial and marine environmental resources.
- Provide a framework to encourage and improve the availability of affordable housing.
- Develop and apply design guidelines that help bring about a sense of identity to the community and improve the aesthetics of the US-1 corridor.

As part of the planning process, the community supported the application of neo-traditional community design principles to establish more pedestrian oriented communities, by creating walkable environments where people live, work and play in close proximity to their daily needs. These principles include:

- Identify important community locations that can be redeveloped to provide increased public realm activity.
- Preserve important natural resources.
- Promote the creation of mixed-use developments that provide access to daily needs within a safe and walkable environment.

- Identify a full range of housing options for members of the community to live in the community throughout their entire life cycle.
- Increase attention to aesthetic improvements so that both public infrastructure and private developments are attractive locales where people want to spend time, and
- Include multiple transportation modes (e.g., pedestrian, bicycle, automobile, or transit) throughout the community to increase mobility and safety.

As a result of the public input, technical analysis, and policy evaluation completed for the planning area, the following design concepts are proposed to guide subsequent activities and communicate the study's key recommendations.

- Establish community focal areas. The planning area lacks strong community identity, or "sense of place" locations. These are locations where walkable environments support mixed-use development and people congregate for their daily needs. Several important geographic locations exist where enhanced development and public realm facilities could add to community identity. The need for compact, mixed-use centers requires complementary land uses in closer proximity to residential areas than typically created in conventional suburban development. The intent of creating such activity centers is to preserve environmentally sensitive areas and promote pedestrian walkability through expanded travel choices for residents, visitors and employees.
- Improve US-1 Corridor conditions. In the Florida Keys, US-1 functions as both the major highway and a "main street" for the local communities. Improvements are needed to increase bicycle/pedestrian accommodation and to enhance and define public realm aesthetics while maintain existing LOS requirements. Controlling speed and providing improved aesthetics within the corridor are important to residents and visitors alike. Visitors should easily be able to discern where they are located and where important community uses occur.
- Establish design guidelines for new development. Define appropriate scale and develop architectural and site design guidelines for community identity center locations that reflect market demand and support local community character enhancement.
- Promote multiple transportation modes. Recognize that US-1 must function as a multi-modal transportation corridor. Identify enhancements within quality redevelopment and new development that features transit-supportive and pedestrian-friendly site design and new infrastructure. Invest in public transportation strategies that reduce dependence on automobile travel between Community Centers for local trips by providing an integrated network of bicycle/pedestrian facilities and convenient island transit service linking key origins and destinations with connections to the regional system.

Table of Contents

1.	INTRODUCTION	1
2.	SUMMARY OF THE LCP PROCESS	10
3.	BASIS OF THE KEY LARGO LCP	13
4.	LAND USE AND REDEVELOPMENT ELEMENT	17
5.	COMMUNITY CHARACTER ELEMENT	30
6.	HOUSING ELEMENT	38
7.	ENVIRONMENTAL PROTECTION ELEMENT	42
8.	ECONOMIC ELEMENT	47
9.	TRANSPORTATION ELEMENT	55
10.	RECREATION ELEMENT	59
11.	COMMUNITY FACILITIES ELEMENT	65
12.	COMMUNITY INVOLVEMENT ELEMENT	70

Figures

Figure 1	Key Largo Livable CommuniKeys Plan Area	1
Figure 2	Existing Land Use	5
Figure 3	Land Cover	8
Figure 4	Boundaries of the Tradewinds Overlay District	26
Figure 5	Boundaries of the Downtown Key Largo Overlay District	27
Figure 6	Boundaries of the Welcome Center Overlay District	28
Figure 7	Boundaries of the Government & Cultural Center Overlay District	29

Tables

Table 1	Existing Land Use	4
Table 2	Population Change, 1990-2000	6
Table 3	Land Cover	7
Table 4	Federally Threatened and Endangered Species	7
Table 5	Highest Ranked Strengths, Weaknesses, Opportunities, and Threats	11
Table 6	Water Related and Water Dependent Commercial Uses	51
Table 7	Water Related/Economically Enhanced by Location on the Water	52
Table 8	County Rights-of-Way Ending at the Shoreline	60

Acronyms

AWT	Advanced Wastewater Treatment
CDP	Census Designated Place
DOE	Department of Education
EMS	Emergency Medical Service
ESA	Endangered Species Act
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FDLE	Florida Department of Law Enforcement
FDOT	Florida Department of Transportation
FKAA	Florida Keys Aqueduct Authority
FLUM	Future Land Use Map
FWS	Fish & Wildlife Service
GIS	Geographic Information System
HCP	Habitat Conservation Plan
IS	Improved Subdivision
KL-LCP	Key Largo Livable CommuniKeys Program
LCP	Livable CommuniKeys Program
LOS	Level of Service
MCC	Monroe County Code
MM	Mile Markers
NROGO	Non-Residential Rate of Growth Ordinance
ROGO	Rate of Growth Ordinance
ROW	Right-of-Way
SFWMD	South Florida Water Management District
SPA	Special Protection Area
SWOT	Strengths, Weaknesses, Opportunities and Threats
TDR	Transferable Development Rights

1. INTRODUCTION

Monroe County's Livable CommuniKeys Program (LCP) is a community-driven planning process that addresses the individual needs of the island communities in the Florida Keys. The Key Largo Livable CommuniKeys Plan (KL-LCP) covers the area between Mile Markers (MM) 97 and 107, excluding the offshore islands (Figure 1). The KL-LCP process, which started in May 2004, engaged the community in a comprehensive planning process, determined important island features, identified issues affecting these conditions, and related the stated desires of the community to future development activities.

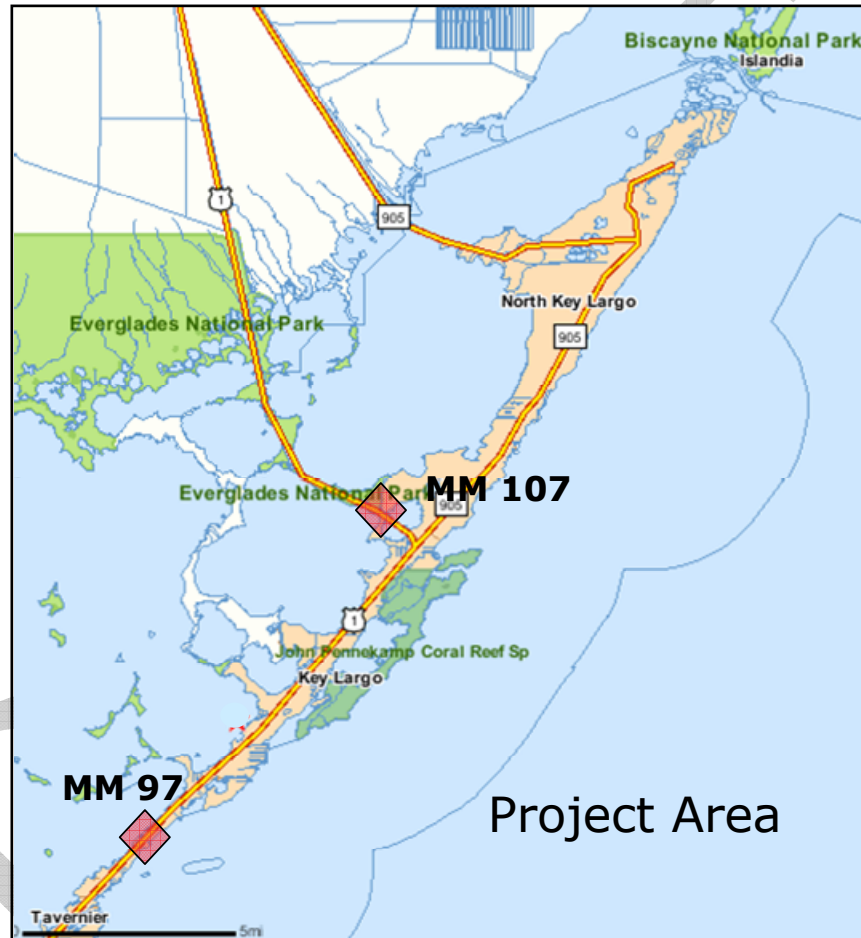


Figure 1. Key Largo Livable CommuniKeys Plan Area.

Relationship to 2010 Comprehensive Plan

The County's Comprehensive Plan was adopted in 1993 and became effective in its entirety in 1997. It contains the County's guiding goals, objectives, and policies for implementation of the state mandated growth management actions through the year 2010. The Comprehensive Plan applies throughout the County and is implemented uniformly based upon the local community conditions.

The KL-LCP does not replace the County's Comprehensive Plan. It focuses on the specific needs of the local community and identifies actions to meet those needs. The County's Livable CommuniKeys Program and content of the LCP master plan development are outlined in the Comprehensive Plan Policy 101.20.1, which states:

"Monroe County shall develop a series of Community Master Plans. Master Plans will be developed in accordance with the following principles:

1. Each Community Master Plan will contain a framework for future development and redevelopment including the designation of growth boundaries and future acquisition areas for public spaces and environmental preservation;
2. Each Community Master Plan will include an Implementation Strategy composed of action items, an implementation schedule, and a monitoring mechanism to provide accountability to communities;
3. Each Community Master Plan will be consistent with existing Federal and State requirements and overall goals of the 2010 Comprehensive Plan to ensure legal requirements are met. While consistency with the goals of the 2010 Comprehensive Plan is paramount, the 2010 Plan will be updated and amended where appropriate;
4. Each Community Master Plan will be closely coordinated with other community plans and other jurisdictions to ensure development or redevelopment activities will not adversely impact those areas;
5. Each Community Master Plan will include appropriate mechanisms allowing citizens continued oversight and involvement in the implementation of their plans. Through the Community Master Plans, programs for ongoing public involvement, outreach, and education will be developed;
6. Each Community Master Plan will include a Capital Improvements program to provide certainty that the provision of public facilities will be concurrent with future development;
7. Each Community Master Plan will contain an environmental protection element to maintain existing levels of environmental protection as required in the 2010 Comprehensive Plan;
8. Each Community Master Plan will include a community character element that will address the protection and enhancement of existing residential areas and the preservation of community character through site and building guidelines. Design guidelines for public spaces, landscaping, streetscapes, buildings, parking lots, and other areas will be developed through collaborative efforts of citizens, the Planning Department, and design professionals reinforcing the character of the local community context,
9. Each Community Master Plan will include an economic development element addressing current and potential diversified economic development strategies including tourism

management. The preservation and retention of valued local businesses, existing economies, and the development of economic alternatives will be encouraged through the process;

10. Each Community Master Plan will contain a transportation element addressing transportation needs and possibilities including circulation, safe and convenient access to goods and services, and transportation alternatives that will be consistent with the overall integrity of the transportation system not resulting in negative consequences for other communities;
11. Each Community Master Plan will be based on knowledge of existing conditions in each community. The Planning Department will compile existing reports, databases, maps, field data, and information from other sources supplemented by community input to document current conditions; and
12. Each Community Master Plan will simplify the planning process providing clarity and certainty for citizens, developers, and local officials by providing a transparent framework for a continuing open dialogue with different participants involved in planning issues”.

Relationship to State Legislation

The County’s Comprehensive Growth Management Plan was required by Florida Statute 163 and is compliant with the required format and content listed in the Florida Administrative Code (FAC 9J-5). The Key Largo LCP will be adopted as a modification to the existing Comprehensive Plan. The Florida Department of Community Affairs will review the modification for compliance with the applicable statutes and codes.

Historic Context

The largest island in the Florida Keys chain, Key Largo was named by Spanish sailors in the early 1500s. The island had been inhabited long before by native tribes of hunter-gatherers, dependent upon the ocean environment for their staple foods. The earliest physical evidence of habitation in the Florida Keys occurs on the island.

The Florida Key’s history develops as the New World was settled and shipping traffic became more abundant. By the 1850s, the ship wrecking industry in the Keys had become prominent because the reef, which extends off the entire length of the island chain, was not well marked. In the latter part of the 1800s, agricultural production begins on Key Largo; pineapple plantations were successful through the end of the century. By the time the Overseas Railroad linked the Upper Keys to the mainland in 1906, plantation owners hoped that their shipping problems were solved. But that same year, a hurricane destroyed large areas of pineapple growth and a blight quickly followed that would end large-scale agricultural production in the Keys.

Limited improvement occurred until the post World War II era, when the water pipeline from Florida’s mainland brought fresh water all the way to Key West. At around the same time, electricity became available through a private enterprise. Population increases started occurring as public infrastructure and mosquito control became prevalent in the 1950s. The significant portion of the island’s development started to occur in the 1970’s. Key Largo today provides

access to unique natural resources and has become a magnet for scuba divers, fishing and recreational boaters, weekend visitors, and nature enthusiasts.

Current Conditions

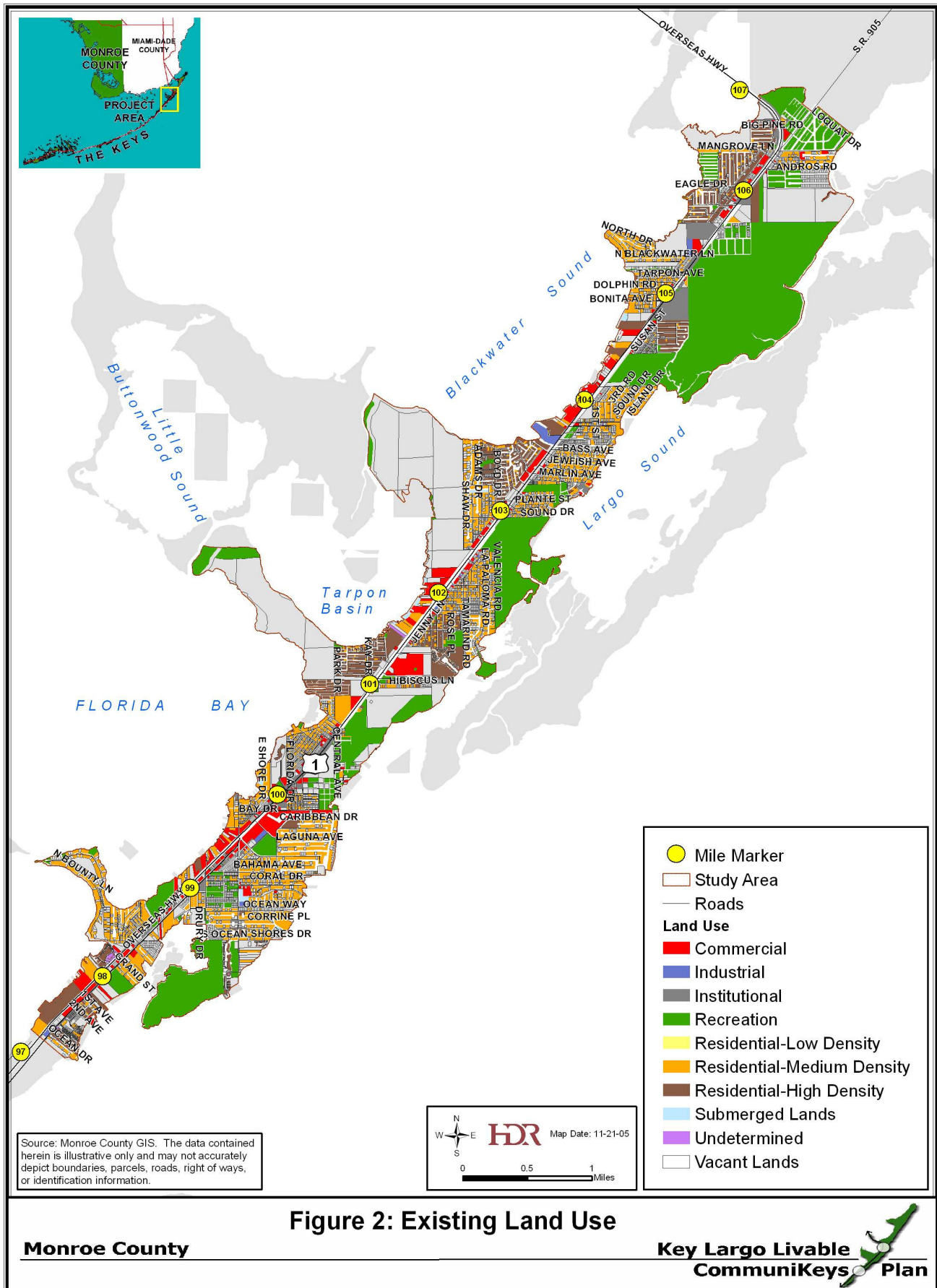
Land Use. The planning area encompasses 10 miles along the US-1 corridor, from MM 97 to MM 107. As in most of the Florida Keys, development is organized largely alongside the US-1 corridor, with commercial uses concentrated in the corridor. The 5,263-acre planning area includes 11,835 parcels. A total of 2,768 acres are developed and 2,495 acres are vacant or undetermined.

Residential land uses occupy 22% of the developed area (Table 1, Figure 2), which makes it the most common land use. Residential uses include single-family detached, mobile homes, multi-family apartments, and mixed-use. Single-family detached homes are the dominant type of residential use. Mobile homes are the second largest residential use, followed by multi-family residential development, such as apartments and condominiums.

Table 1 Existing Land Use	
Category	Acres
Commercial	225
Industrial	19
Institutional	127
Recreation	1,376
Residential-High Density	453
Residential-Medium Density	668
Submerged Lands	13
Undetermined	5
Vacant Lands	1,562
No value (ROW, inlets, etc.)	815
Total Acres	5,263
Source: Monroe County Property Appraiser	

Commercial land uses, broadly defined as those areas associated with the buying and selling of goods and/or services, are generally concentrated as strip development along the US-1 corridor. Commercial uses account for 225 acres, or 5% of the study acreage. The majority of the planning area's commercial businesses are tourism and services industry. Two significant commercial use concentrations occur at the Waldorf Plaza (MM 100) and at the Tradewinds Plaza (MM 101) locations. Commercial uses in the planning area include general commercial, commercial fishing, and tourist commercial types.

A total of 1,562 acres, about 30% of the planning area, is vacant land. These lands include platted lots and subdivisions of varying sized parcels. Residential vacant land represents 804 acres, whereas commercial vacant parcels occupy 774 acres and institutional vacant parcels account for five acres.



There are 3,340 vacant residential parcels and 511 vacant commercial parcels in the planning area. About a third of the vacant residential parcels have development constraints due to environmental conditions, such as including wetlands or being in areas slated for acquisition for conservation.

Demographics. The demographics for the planning area are derived from the review of the 1990 and 2000 U.S. Census for the Key Largo Census Designated Place (CDP), which is the smallest recognized statistical unit in the census but slightly larger than the planning area.

According to the 2000 Census, the planning area has a permanent population of 11,886; permanent population increased by 5% from 1990 to 2000 (Table 2). The proportional increase in males was more than double that of females. Lower age groups increased by 10% or more, whereas the highest age group decreased by 10% from 1990 to 2000.

Assuming a 10% population growth through the next 20 years, the permanent population may increase to approximately 13,000 persons.

Table 2			
Population Change, 1990-2000			
Type	1990	2000	Percent Change
Persons	11,336	11,886	5.0
Families	3,264	3,288	0.7
Male	5,795	6,165	6.4
Female	5,541	5,721	3.2
0-19	2,179	2,553	17
20-54	5,471	5,986	9.4
55 and over	3,686	3,347	-10
Households	4,945	5,245	6.0
Housing Units	7,564	8,043	6.0
Source: U.S. Census Bureau, 1990, 2000			

In 2000, the Key Largo CDP had a total of 5,229 households, which represents nearly 15% of the entire 35,086 County households. The majority of these households represent families (3,348 or 64.0%). Family households include married-couple family (2,703), female householder, and no husband present (343). Non-family households total 1,881 or 36.0%.

According to the 2000 Census, the median income in the planning area is \$42,577, and the median income for a family is \$50,755. A household is defined as including all the people who occupy a housing unit as their usual place of residence. A family is defined as a group of two or more people who reside together and who are related by birth, marriage, or adoption. Males residing in the planning areas have a median income of \$33,588 versus \$25,486 for females. The per capita income is \$25,441. Also 8.3% of the permanent population and 5.9% of families live below the poverty line. Of the total population living in poverty, 8.7% are under the age of 18 and 7.8% are 65 or older.

Environmental Setting

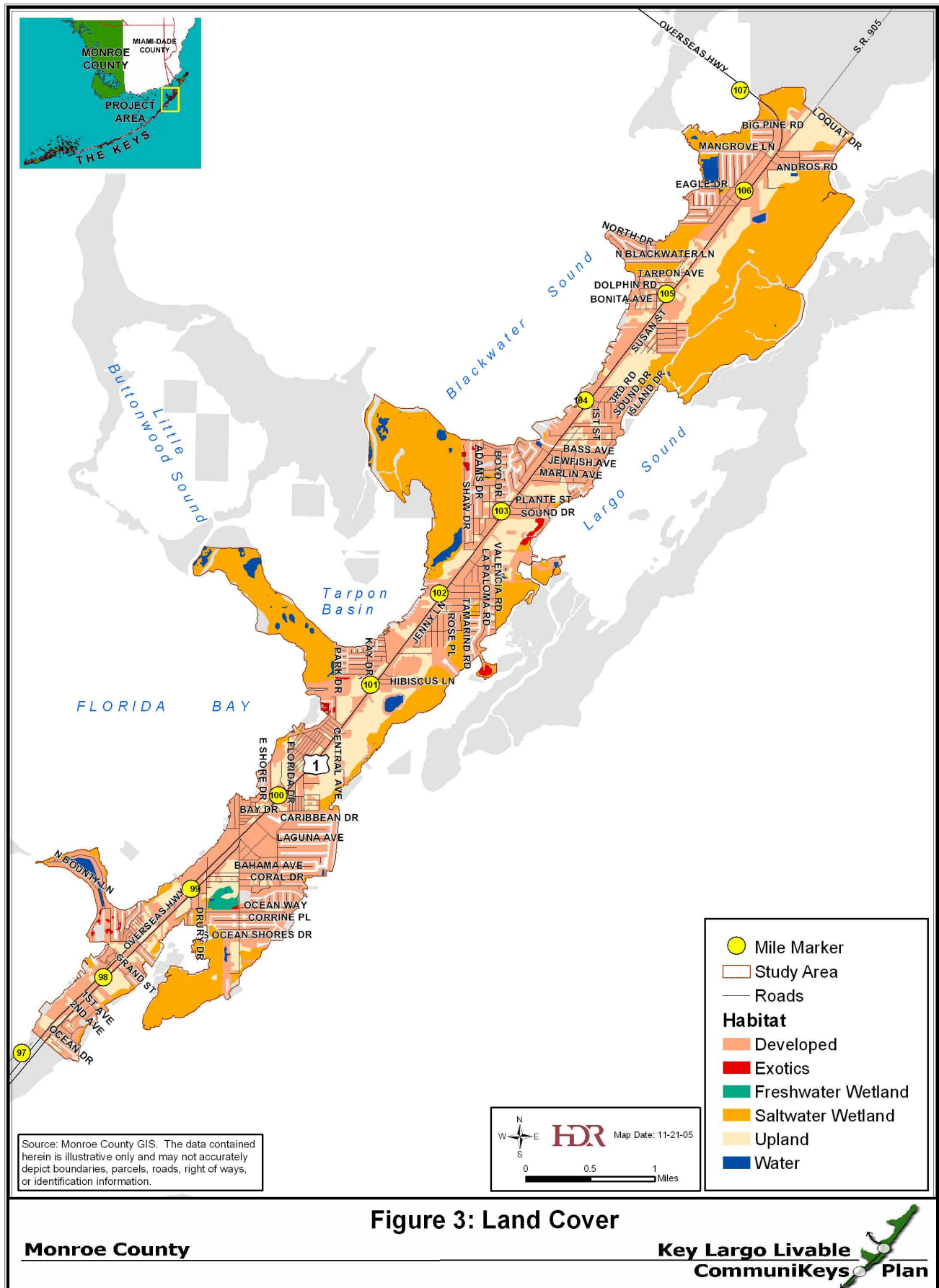
The planning area is underlain by Key Largo Limestone, formed from ancient reefs and made up of mostly very porous material. Geological processes that date to the Pleistocene Period were instrumental in forming the reefs and the Florida Keys of today. Melting glaciers raised sea levels, resulting in submerged conditions over much of the Florida peninsula and all of the Florida Keys. The warm temperatures and shallow waters peculiar to the Keys provide ideal conditions for the growth of coral reefs, which predominate along the Keys island chain.

The main types of vegetation cover in the planning area are tropical hardwood hammocks and saltwater wetlands (mainly mangrove forests; Table 3, Figure 3). Saltwater wetlands are the predominant land cover type, with 1,701 acres or approximately 32% of the area's acreage. Hammocks occupy approximately 15.5% or 819 acres.

Table 3 Land Cover	
Habitat Type	Acres
Developed	2,200
Exotics	22
Freshwater Wetland	18
Saltwater Wetland	1,701
Hammock	819
Water	96
No value (no ROW, inlets, roads, errors)	408
Total Acres	5,263
Source: Monroe County GIS (ADID FMRI maps)	

The planning area provides potential habitat for several threatened and endangered species (Table 4).

Table 4 Federally Threatened and Endangered Species	
Common Name	Scientific Name
Atlantic green turtle	<i>Chelonia mydas</i>
American crocodile	<i>Crocodylus actus</i>
Leatherback turtle	<i>Dermochelys coriacea</i>
Atlantic hawksbill turtle	<i>Eretmochelys imbricata</i>
Atlantic Ridley turtle	<i>Lepidochelys kemp</i>
Southern bald eagle	<i>Haliaeetus leucocephalus</i>
Wood stork	<i>Mycteria americana</i>
Bachman's warbler	<i>Verivora bachmanii</i>
Key Largo wood rat	<i>Neotoma florida smalli</i>
Key Largo cotton mouse	<i>Peromyscus gossypinus allapoticola</i>
Florida manatee	<i>Trichechus mantus latirostris</i>
Schaus' swallowtail butterfly	<i>Heracles aristodemus ponceanus</i>
Source: Monroe County Comprehensive Plan	



Lands Planned for Acquisition

In the Florida Keys, land acquisition for conservation is primarily framed within Goal 105 of the Comprehensive Plan. Goal 105 establishes land categories, or “tiers” that focus efforts on land acquisition, protecting natural resources, and directing future development to infill areas. Of the 3,340 vacant residential parcels in the planning area, 903 (27%) are in Tier I and targeted for acquisition. Current efforts include identifying habitat patches of one acre or more outside Tier I, which will be added to the acquisition priority list.

Development Context and Constraints

Development in the planning area is subject to several significant constraints. First, the Rate of Growth Ordinance (ROGO) and its companion NROGO (non-residential) limit the number of permits issued in the planning area. In a typical year, 48 market rate permits are issued in the Upper Keys (MM 82.5 to MM 112). The implementation of the Florida Keys Carrying Capacity Study, of which Goal 105 discussed above is part, will ultimately modify ROGO and NROGO, but will likely result in similar levels of development to those seen under ROGO.

Other factors constraining development in Key Largo include concurrency with State requirements, such as maintaining an appropriate Level of Service (LOS) along US-1. Further development will likely increase traffic levels along US-1 and increase the likelihood of surpassing LOS thresholds, either within the Key Largo segment or throughout the Keys. A deficient LOS would trigger a building moratorium in the affected segment.

2. SUMMARY OF THE LCP PROCESS

The Key Largo LCP was developed with multiple opportunities for public participation, discussed below.

Stakeholder Interviews. Stakeholder interviews, conducted at the outset of the project, identified specific issues and/or concerns of major business and neighborhood organizations. The planning area had previously been part of a privately-funded study that looked at economic development and community redevelopment opportunities in Key Largo. The interviews were undertaken to gauge the level of interest and sensitivity to growth management issues. The input received provided additional insight into important community issues.

Community Survey Results. The County mailed a community survey to all 8,560 property owners within the planning area. The 32 survey questions addressed the overall quality of life within the planning area. The response rate was 7.2%, for a total of 617 completed surveys. The following is a summary of the survey results:

- 62% of the respondents were full time residents and 17% of the respondents were business owners.
- 70% supported the development of “affordable housing” and/or “employee housing” opportunities.
- The top reasons people live in, or own a second home on the island, are the recreational opportunities and the natural environment.
- 30% of the respondents work within the planning area limits, 22% travel north of the planning area to jobs, and 8% travel south of the planning area to jobs.
- 80% do most of their shopping within the planning area.
- Bicycle lanes on both sides of US 1, bicycle/pedestrian trails and local trolleys were the top three public transportation desires.
- Safety is the number one concern for bicycle/pedestrian activity.
- The respondents identified beach access, multi-use paved trails and boat launches as the top three recreational facilities needed on the island.
- Most respondents want architectural design guidelines for new construction.
- 65% of the respondents think preservation of natural lands is very important.

Newsletters. Four newsletters were generated and mailed to renters and property owners. The newsletters described the planning process, summarized the existing conditions, notified owners

of upcoming future public workshops, and kept the public informed of the progress of the planning process.

Website. Monroe County included project updates for the Livable CommuniKeys Program in its website (<http://www.monroecounty-fl.gov/>).

Public Workshops. Five public meetings were held between July 2004 and February 2006. Each meeting was held within the planning area, legally noticed, and made available for all interested persons to attend.

- **Visioning Workshop.** The visioning workshop was held on July 27, 2004. This workshop focused on gathering a vision for the Key Largo area. Through a facilitated exercise, the attendees identified and ranked the strengths, weaknesses, opportunities, and threats that affect Key Largo (Table 5). This “SWOT” analysis helped to develop a picture of the community’s perceptions and helped identify issues to be addressed in the plan.

Table 5 Highest-Ranked Strengths, Weaknesses, Opportunities, and Threats	
Strengths	Weaknesses
<ul style="list-style-type: none">• Newly-acquired Quay property• Natural environment, including the barrier reef• Location as the first key along US-1• Small island town atmosphere	<ul style="list-style-type: none">• US-1 traffic• Lack of community aesthetics• No strong community image• Lack of public transportation
Opportunities	Threats
<ul style="list-style-type: none">• US-1 enhancements• Development of the Quay property	<ul style="list-style-type: none">• Uncontrolled development, including in south Miami-Dade County• FEMA regulations• Environmental pollution• Property taxes

- **Goals Workshop.** The second workshop was held October 6, 2004. Through a facilitated exercise, the attendees worked on developing goals for the LCP. The exercise built upon the results of the first visioning workshop, the existing conditions, and the Monroe County Comprehensive Plan. The goals identified by the community are the basis of the LCP and are listed and discussed later in this document.
- **US-1 Design Workshop.** The third workshop was held October 7-8, 2004. Working together, the community attendees and the county and consultant designers generated corridor ideas, identified redevelopment areas, discussed design guidelines, and determined improvements for the planning area. The community identified four focal points in Key Largo: Island Gateway/Welcome Center (MM 106), the Tradewinds Area (MM104), the Government and Cultural Center at the Quay (MM 102) and the Waldorf Plaza/Downtown (MM 100).
- **Findings Workshop.** The fourth public meeting occurred on January 20, 2005. During this meeting, the project team revisited the existing conditions, identified the major goals

and strategies resulting from the previous workshops, and discussed how these major findings were to be incorporated into the Key Largo LCP. Participants provided additional input into the identified plan strategies.

- **Final Workshop.** On February 23, 2006, the project team and the public reviewed the goals, strategies, and action items of the Plan.

DRAFT

3. BASIS OF THE KEY LARGO LCP

The Key Largo LCP's foundation was established through public input at workshops where community participants identified their perceptions and desires for Key Largo.

Vision

Based upon the discussion in the public meetings and by interpreting responses received from the Community Survey, the following community vision statement was identified:

“Key Largo will continue to be a livable island community where protection and enjoyment of the significant natural resources support a unique sense of place as the first island in the Florida Keys. We shall maximize our future by preserving our nationally recognized undersea environments, improve the visual character of our built environments through innovative redevelopment that enhances our quality of life, and strive to increase the sense of a small coastal town ambiance”.

Goals

The consensus goals identified by the community were:

Land Use and Redevelopment

- 1) Direct future growth to lands that are most suitable for development and encourage preservation of environmentally sensitive lands.

Community Character

- 2) Preserve and enhance important community qualities within the planning area that define Key Largo's casual village style atmosphere and natural environment and that enhance its status as the first island of the Florida Keys.
- 3) Protect and enhance historic, cultural and archeological resources within Key Largo to maintain the integrity of the community's unique character.

Housing

- 4) Maintain the availability of workforce housing, affordable housing and employee housing, for local residents while preserving the character of the community.

Environmental Protection

- 5) Preserve, manage, and restore where appropriate, the natural resources within the planning area by providing open space, protecting water quality and acquiring and managing environmentally sensitive lands.

Economic Development

- 6) Encourage redevelopment and infill development that supports and enhances the tourist-based economy of the planning area.
- 7) Recognize water-dependent and water-related commercial uses as an important source of economic sustainability within the planning area.

Transportation

- 8) Provide residents and visitors of the planning area with a safe and well-designed transportation system for motor vehicles that accommodates bicycles and pedestrians including dedicated trails with opportunities for transit systems where appropriate.

Recreation

- 9) Provide additional resources for enhancement of existing facilities, expansion of active and passive land-based recreation opportunities and seek to expand public shoreline access for water-based recreational activities for all age groups within the community.

Community Facilities

- 10) Provide adequate public facilities to serve the existing and future needs of the planning area.

Community Involvement

- 11) Continue to support the localized sense of community, which encourages citizen involvement, implementation and monitoring of the Master Plan for Key Largo.

Planning Objectives

From a planning perspective, and in order to achieve the community goals, the following objectives were identified:

- Resolve issues regarding non-conforming uses and structures. The LCP provides an opportunity to address non-conformities.
- Secure community access to the waterfront. Key Largo, while surrounded by water, has relatively few water access points for the community.
- Ensure the protection of the terrestrial and marine environmental resources.
- Provide a framework to encourage and improve the availability of workforce housing, affordable housing and employee housing.
- Develop and apply design guidelines that help bring about a sense of identity to the community and improve the aesthetics of the US-1 corridor.

Design Principles

As part of the planning process, the community supported the application of neo-traditional community design principles to establish more pedestrian oriented communities, by creating walkable environments where people live, work and play in close proximity to their daily needs. These principles include:

- Identify important community locations that can be redeveloped to provide increased public activity space.

- Preserve important natural resources.
- Promote the creation of mixed-use residential and non-residential developments that provide access to daily needs within a safe and walkable environment.
- Identify a full range of housing options that will provide community members with housing alternatives throughout the different stages of their life.
- Increase attention to aesthetic improvements so that both public infrastructure and private developments welcome and encourage locals and tourists to take time to explore and enjoy the opportunities presented.
- Include multiple transportation modes (e.g., pedestrian, bicycle, automobile, or transit) throughout the community to increase mobility and safety.

Major Design Concepts

As a result of the public input, technical analysis, and policy evaluation completed for the planning area, the following design concepts are proposed to guide subsequent activities and communicate the study's key recommendations.

- Establish community focal areas. The planning area lacks a strong community identity, or "sense of place". Community identity is promoted by a walkable environment that supports mixed-use development where locals and visitors congregate for their daily needs. This community planning process identified four areas where enhanced development, public spaces, and facilities could add to community identity. The need for compact, mixed-use centers requires complementary land uses in closer proximity to residential areas than typically created in conventional suburban development. The intent of creating such activity centers is to preserve environmentally sensitive areas by concentrating development in the most suitable areas and to promote pedestrian walkability while offering expanded travel choices for residents, visitors and employees.
- Improve US-1 Corridor conditions. In the Florida Keys, US-1 functions as both the major highway and the local community's "main street". Improvements are needed to increase bicycle/pedestrian accommodation and to enhance and better define public spaces while maintain existing level of service (LOS) requirements. Controlling speed within the parameters of the LOS and providing improved aesthetics within the corridor are important to residents and visitors alike. Visitors should easily be able to discern where they are located and where important community uses occur.
- Establish design guidelines for new development. Identify and define the desirable scale of development and create architectural and site design guidelines for community identity centers locations that reflect market demand and support local community character enhancement.

- Promote multiple transportation modes. Recognize that US-1 must function as a multi-modal transportation corridor. Identify design elements that support transit, bicycle and pedestrian friendly site design and new infrastructure that would support and enhance quality redevelopment and new development. Invest in public transportation strategies that reduce dependence on automobile travel between Community Centers for local trips by providing an integrated network of bicycle/pedestrian facilities and convenient island transit service linking key origins and destinations with connections to the regional system.

Format of Master Plan Elements

The Key Largo LCP addresses nine Master Plan elements. For each element, the plan introduces the goals and presents the strategies and action items necessary to accomplish each goal. For each element, introductory discussions provide a context for understanding the current conditions and the community needs.

DRAFT

4. LAND USE AND REDEVELOPMENT ELEMENT



**GOAL ONE:
DIRECT FUTURE GROWTH TO LANDS THAT ARE MOST SUITABLE
FOR DEVELOPMENT AND ENCOURAGE PRESERVATION OF
ENVIRONMENTALLY SENSITIVE LANDS.**

Current Conditions Summary

The Key Largo Livable CommuniKeys (LCP) Planning Area encompasses the contiguous area of Key Largo from MM 97 to MM 107. It is bordered by Tavernier to the southwest and by North Key Largo to the northwest. Most of the high elevation “spine” of the island of Key Largo has been developed, but significant natural areas remain, especially on North Key Largo, directly adjacent to the LCP Planning Area, and in John Pennekamp Coral Reef State Park, located from MM 106 to MM 100 on the ocean side of US-1. These features help provide definition and support the development of a sense of place for the community.

There are approximately 11,835 parcels in the planning area, covering approximately 5,263 acres. Key Largo development has followed a pattern typical of much of the Florida Keys with commercial uses, especially commercial retail, fronting on US-1 and residential uses occupying platted lands offset from US-1. Land use was analyzed using the Monroe County Property Appraisers data.

Commercial Lands. There are 796 parcels located within the planning area that are coded for commercial use. Of these, 285 parcels are developed and an additional 343 vacant parcels are located within wetland habitats and are considered unsuitable for development under current Monroe County regulations. The remaining 168 upland vacant commercial parcels are generally considered to have some potential for development. Most of these parcels are located adjacent to the U.S. Highway 1 corridor. During the 1980s, a number of commercially zoned parcels along US-1 were down-zoned to residential use as part of the adoption of the Monroe County Comprehensive Plan (adopted in 1986).

The down-zoning was an attempt to reduce “strip commercial” development along the highway and was generally based on existing habitat, existing use and/or proximity to residential neighborhoods. However, conditions in the planning area have changed significantly since that strategy was employed. The most notable change was the adoption of limits on overall growth of commercial use (controlled allocation of new floor area) under the non-residential permit allocation system, commonly referred to as NROGO, and a resulting shift from new development to redevelopment. Another change was the development and adoption of “smart growth” initiatives under Goal 105 of the Comprehensive Plan. This allowed a major overhaul of the land use classification system that corresponded with updated studies and planning goals for the area. Several changes to the Land Use District Maps have been made based on new information and changed conditions and some of the built parcels that had been down zoned in 1986 have had their commercial use status restored. Corresponding changes to the future land use maps (FLUM) have lagged behind mainly due to the delayed effective date of the Comprehensive Plan. Therefore, the existing FLUM and Land Use District Map do not always correspond and are not completely up to date.

Of the 511 vacant upland commercial parcels, 93 (18%) are located in Tier 1. These are considered to be inappropriate for development and will be targeted for acquisition. The remaining parcels represent sufficient area and probably a surplus area available for the allocation of new commercial square footage over the next 20 years. One trend observed in recent years has been the demolition of existing commercial square footage on one site and replacement of that square footage on a separate site. Developers are exercising flexibility and creativity in response to growth restrictions. The resulting built environment is by no means rigid and with this trend in commercial development and redevelopment, planners will have possibly the best opportunity yet available in the Florida Keys to encourage desired land use patterns.

Residential Lands. Residential lands, as previously mentioned, are found primarily in platted subdivisions of parcels generally on the order of 5,000 square feet (0.11 acres) in size. There are 9,880 residential parcels in the planning area. Vacant parcels total 3,340 in the planning area while 2,232 of those are located in wetlands leaving 1,108 parcels that are considered to have some development potential. Of the 1,108 vacant upland residential parcels, 485 are in Tier I, designated for targeted acquisition and discouragement of development. The remaining parcels (623) are in Tier III, designated for development as transitional and infill area.

Under the residential permit allocation system (ROGO), approximately 40 to 50 permits are issued per year in the entire Upper Keys; assuming that 30 to 40 of these permits are issued in the Key Largo planning area, it is estimated that between 600 and 800 new housing units will be added over the twenty-year planning horizon. With more than 2,000 vacant residential parcels in Tier III, there will be a surplus of Tier III parcels at the end of the planning horizon.

Smart Growth Goal 105. Goal 105 envisions a pattern of future land use and development in the area based mainly on the location of remaining natural resources and of population and commercial centers. Goal 105 directs the classification of lands into general categories for purposes of its land acquisition program and smart growth initiatives in accordance with descriptions contained in Policy 105.2.1 for “Tier I Natural Area” and “Tier III Infill Area.” For the purpose of allocation of permits for development, the map will contain two Tiers: “Tier I” which matches the description in Section 1 of Policy 105.2.1 and “Tier III” which matches the descriptions in Section 3 of Policy 105.2.1. Within Tier III, there are patches of hardwood hammock of one acre or greater which have been identified as Special Protection Areas (SPAs). The allocation systems ROGO and NROGO, including the assignment of points for allocation of permits, will be designed around these two levels. The one acre or greater habitat patches in Tier III will receive fewer points than the true infill areas. For planning purposes, especially acquisition planning, this document considers “Tier III Special Protection Area” and “Tier III Infill” area as two separate subclasses of the new Tier III designation.

As mentioned, wetland parcels are considered unsuitable for development under current Monroe County land development regulations. Development of mangrove wetlands and submerged lands has been prohibited for over 20 years. Development of saltmarsh wetlands and buttonwood wetlands has been prohibited for at least four years. Although some wetland parcels have been targeted for acquisition, this habitat type has not been a priority for acquisition.

Concentration of Land Use Activity. During the public participation process for the Key Largo LCP, the following four areas were identified as possible locations for future concentration of mixed land uses and community activity:

- **MM106 Welcome Area:** This area is concentrated mainly on the bayside of US-1 at MM 106. It is the first concentration of commercial uses that visitors see when arriving on the island of Key Largo as they drive into the Florida Keys. The Chamber of Commerce and Visitor's Center is located here, along with commercial uses catering primarily to tourists. It is a center of activity for tourists that may contain some services for residents.
- **Former Quay Property:** This property, located on the bayside of US-1 at MM 102, was recently acquired by Monroe County. The previous use was a waterfront restaurant. The property will be redeveloped by Monroe County into a center for public use that will include government offices and a theater. It will primarily be geared towards the needs of local residents.
- **Tradewinds:** This is a major shopping district and commercial center for Key Largo. It includes the Tradewinds Plaza, a shopping center with Publix and Kmart anchor stores, a public park for active recreation (Friendship Park), other commercial uses, and the Tradewinds affordable housing development. This area serves both residents and visitors.
- **Waldorf:** This is a major shopping district and commercial center for Key Largo. It includes the Waldorf Plaza, a shopping center with the "Key Largo Shopper" a food store, two major drug stores, other commercial uses, several resort hotels, and a public park for active recreation including Key Largo Park. This area caters to residents and visitors alike.

Analysis of Community Needs

Tier System and Map. The Tier System Map is needed to delineate developable areas and increase landowner certainty and to delineate environmentally sensitive lands to target for acquisition. Certainty will be increased for Tier I owners because these areas will be targeted for public acquisition and will be at a disadvantage in competing for permit allocations mainly due to the presence of natural resources or lack of infrastructure. Therefore, development will be concentrated in Tier III areas, except in the SPAs which are also targeted for acquisition. Landowners in SPA will receive fewer points than Tier III properties that are not within tropical hardwood hammock patches of one acre or greater. The Tier III lots without the SPA designation will know they can compete on equal footing for permit allocations in Tier III. Other planning opportunities are also available. The "shuffling" of floor area from one site to another that is often occurring under NROGO presents opportunities for land reclamation and for retiring old or abandoned uses. Developers may be encouraged to move floor area out of Tier III SPA area into Tier III Infill area and specifically to focal areas.

FLUM/Zoning Map. Existing uses on parcels that were previously down-zoned are generally non-conforming. It is appropriate to re-evaluate these parcels and uses on a case-by-case basis and restore the commercial status where appropriate. Also, due to some interim changes in the Land Use District Map during adoption of the Comprehensive Plan, that map was reviewed for consistency with the FLUM (i.e., categories and districts should match). A general review of all

parcels was conducted as well as review of parcels for which the County received requests for changes during the LCP process. The following general principles were followed in recommending changes:

- The Tier System as outlined in Goal 105 can be used as a guide to appropriate use, density and intensity on individual parcels, with the most critical review concentrated on requested “up-zonings” of Tier I and Tier III SPAs and “down-zoning” of Tier III Infill parcels.
- Site must comply with minimum district requirements to rezone to new designation.
- The character of the entire block is reviewed and analyzed when reviewing Land Use Map District change requests. The entire block must be commercially developed to be considered for a commercial rezoning.
- Rezoning considerations are based on the rezoning of an entire block. “Spot zoning” of single or few parcels is not allowed.
- The application site can not be designated Tier I or part of the Conservation and Natural Area (CNA).
- The entire block or part thereof can not be Tier I lands or part of the Conservation and Natural Area (CNA).
- Parcels with legally established existing businesses previously down zoned to the Improved Subdivision (IS) Land Use District because they are near neighborhoods, but are on US-1 and meet the requirements above.
- Parcels with existing businesses that are in an area predominated by hardwood hammock, wetlands or other natural features with few other businesses nearby or relatively low levels of development should generally be left in the residential zoning status.

Nonconforming Uses. There is a need to bring uses into conformance where appropriate while avoiding strip commercial. This will be accomplished through the appropriate evaluation of these parcels during revision of the FLUM and Land Use District Map based on the general criteria listed above. Proposed changes to the Monroe County Code will address some of the issues related to nonconforming uses and make development and redevelopment a possibility for some existing developments without the need for a rezoning

Focal Areas. The Key Largo master plan process identified four focal areas, the Tradewinds Community Center, the Downtown Key Largo Community Center, the Welcome Center and the Government and Cultural Center.

The designations need to ensure that consistent categories are adopted on the FLUM and the Land Use District Map for each area.

Recommended Strategies and Actions

Strategy 1.1

Designate the entire planning area into Natural Area (Tier I) and (Tier III) Infill and Special Protection Area (SPA) as described in Goal 105.

Action Item 1.1.1: Prepare a Tier System Overlay Map for the planning area based on the planning principles outlined in Goal 105 and the detailed descriptions of each tier category contained in Policy 105.2.1.

Action Item 1.1.2: Adopt the Tier System Overlay Map as a separate map to use as a planning and regulatory overlay on the existing Land Use District Map. The Tier System Overlay Map shall be used primarily to focus acquisition efforts into Tier I and Tier III SPA and to guide development to appropriate areas in Tier III as implemented Keys-wide.

Strategy 1.2

Preserve important upland habitats and reduce the surplus of vacant parcels in the planning area through fee-simple acquisition, conservation easement, incentive programs and other means.

Action Item 1.2.1: Implement the land acquisition strategy detailed in Strategy 5.2 to preserve important habitats and to encourage retirement of development rights.

Action Item 1.2.2: In addition to fee-simple acquisition, a variety of methods may be used to retire development rights, especially in Tier III SPA. This should be applied especially within residential subdivisions where vacant land can serve as residential yards or neighborhood open space. The County may purchase development rights while the parcel owner retains ownership and maintenance responsibility of the parcel as a yard. Alternatively the County may purchase a property and then sell or deed the property (with development rights removed pursuant to an easement) to a resident or group of residents for maintenance as habitat or neighborhood open space. Variations on this theme that result in feasible retirement of development rights from willing-seller properties may be used.

Action Item 1.2.3: Consider providing incentives for the removal of existing commercial and residential development from Tier III SPA in exchange for replacement of equivalent floor area or density within Tier III Infill areas, especially within focal areas.

Strategy 1.3

Continue to utilize the Land Use District Map and supporting FLUM to regulate land use type, density and intensity on individual parcels within the planning area.

Action Item 1.3.1: Continue to use the FLUM and Land Use District Maps to regulate development of individual parcels with respect to density, intensity, bulk regulations, and all other land development regulation. This will protect the existing conformance status of most uses and promote orderly development consistent with the Comprehensive Plan.

Action Item 1.3.2: Revise the FLUM and Land Use District Maps to resolve non-conformities in the planning area where appropriate.

Action Item 1.3.3: Revise the FLUM and Land Use District Maps to resolve conflicts and inconsistencies between the FLUM and Land Use District Maps.

Action Item 1.3.4: Revise the FLUM map to identify Church properties as Institutional on the FLUM map.

Action Item 1.3.5: Revise the FLUM map to identify educational facilities and designate the properties as Educational on the FLUM map.

Action Item 1.3.6: Adopt the revised FLUM and Land Use District Map for the planning area.

Action Item 1.3.7: Evaluate future FLUM change and Land Use District Map change requests for nonconforming uses, proposed changes in use, vacant parcels and other requests, based mainly on comprehensive planning principles and the following community-goal related criteria:

- a. Promote infill, design flexibility and transfer of density to Community Centers.
- b. Preserve commercial conformance status within sections along US-1 predominated by existing commercial businesses and disturbed lands.
- c. Encourage sun-setting of intensive commercial uses within sections along US-1 predominated by natural habitat or native-dominated landscape, relatively sparse development and relatively few businesses.
- d. Preserve commercial use status for existing waterfront uses that support the tourist-based and working waterfront-based economy.
- e. Give consideration to whether the property provides a unique or outstanding opportunity for enhancement of design, connectivity and other community goals, especially along the US-1 corridor.

Strategy 1.4

Designate the Community Center and focal areas as identified by the Key Largo community during the master planning process. Adopt these areas as regulatory overlays of the Land Use District Map.

Action Item 1.4.1: Amend the Monroe County Code (MCC) to adopt an overlay district for the Tradewinds Community Center, according to the boundaries shown in Figure 4. The purpose of the Tradewinds Community Center is to retain and expand the mix of retail, public parks and affordable housing uses prevalent in this area for the encouragement of commerce, employment and recreational opportunities available at maximum convenience to the public. The following Land Development Regulations shall apply to development within the Tradewinds Community Center:

- a. Commercial retail high intensity uses that generate more than one hundred and fifty (150) trips per one thousand square feet of floor area shall be permitted.
- b. Outdoor storage and outdoor retail sales as a principal use shall be permitted.
- c. Create and adopt, as part of the MCC, design and development guidelines for the Tradewinds Community Center overlay district.

Action Item 1.4.2: Amend the MCC to adopt an overlay district for the Downtown Key Largo Community Center according to the boundaries shown in Figure 5. The purpose of the Downtown Key Largo Community Center is to retain and expand the mix of retail, tourist and public park uses prevalent in this area to encourage commerce, employment and recreational opportunities at maximum convenience to the public. The following Land Development Regulations shall apply to development within the Key Largo Community Center:

- a. Outdoor storage and outdoor retail sales as a principal use shall not be permitted.
- b. Commercial retail high intensity uses that generate more than one hundred and fifty (150) trips per one thousand square feet of floor area shall not be allowed.
- c. Outdoor storage and outdoor retail sales as a principal use shall not be allowed.
- d. Create and adopt, as part of the MCC, design and development guidelines for the Downtown Key Largo Community Center overlay district.

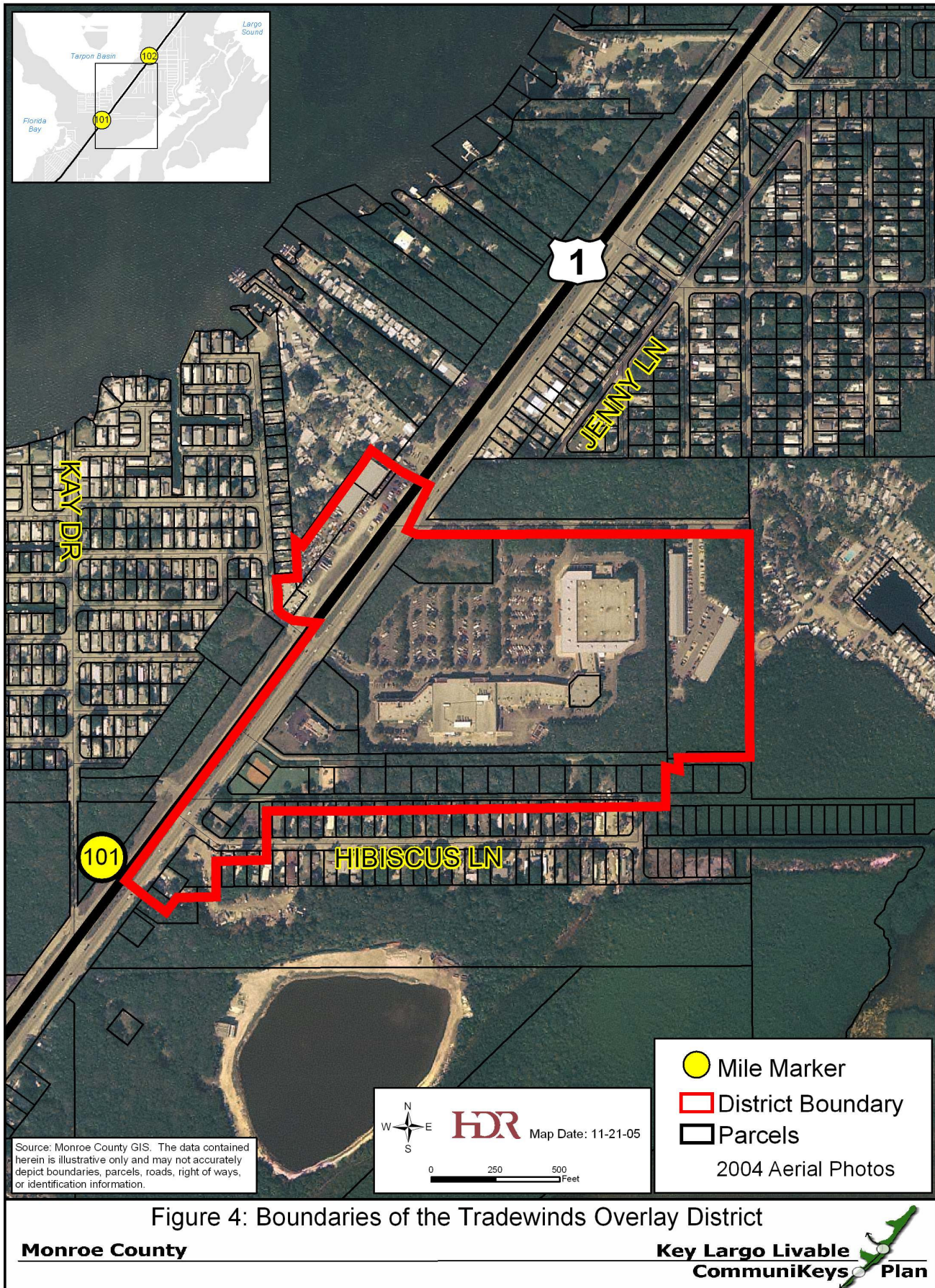
Action Item 1.4.3: Amend the MCC to adopt an overlay district for the Welcome Center according to the boundaries shown in Figure 6. The following Land Development Regulations shall apply to development within the Welcome Center:

- a. Commercial retail high intensity uses that generate more than one hundred and fifty (150) trips per one thousand square feet of floor area shall not be allowed.
- b. Outdoor storage and outdoor retail sales as a principal use shall not be allowed.
- c. Create and adopt, as part of the MCC, design and development guidelines for the Welcome Center Identity Center overlay district.

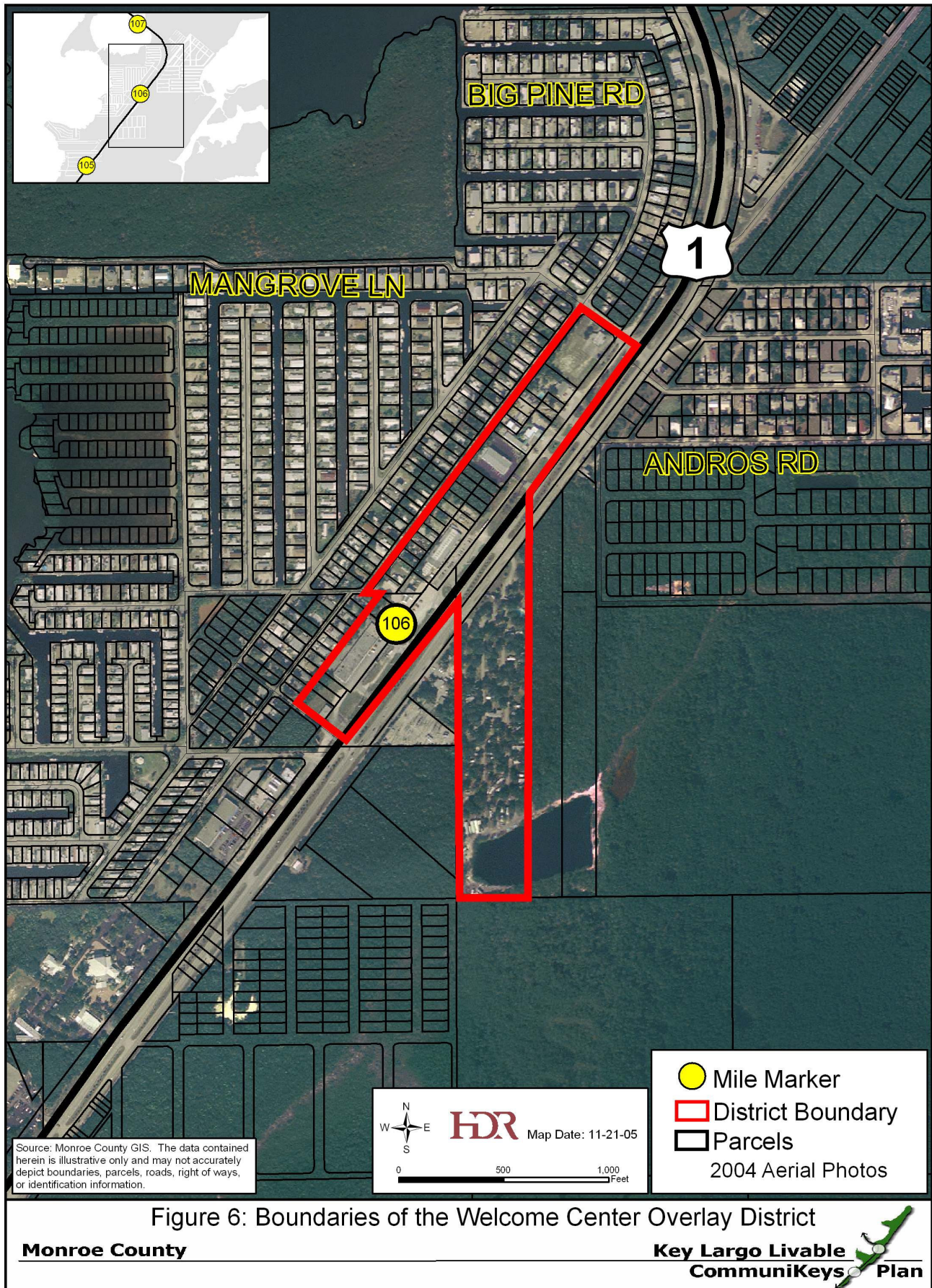
Action Item 1.4.4: Consider amendment to the MCC to adopt an overlay district for the Government and Cultural Center according to the boundaries shown in Figure 7. The following Land Development Regulations shall apply to development within the Government and Cultural Center:

- a.* Commercial retail high intensity uses that generate more than one hundred and fifty (150) trips per one thousand square feet of floor area shall not be allowed.
- b.* Outdoor storage and outdoor retail sales as a principal use shall not be allowed.
- c.* Adopt a final site and building design plan for the Government and Cultural Center that promotes the efficient use of the new government and cultural center property for the maximum enjoyment of the residents of Key Largo.

DRAFT









5. COMMUNITY CHARACTER ELEMENT



**GOAL TWO:
PRESERVE AND ENHANCE IMPORTANT COMMUNITY QUALITIES
WITHIN THE PLANNING AREA THAT DEFINE KEY LARGO'S
CASUAL VILLAGE STYLE ATMOSPHERE AND NATURAL
ENVIRONMENT AND THAT ENHANCE ITS STATUS AS THE FIRST
ISLAND OF THE FLORIDA KEYS.**

Current Conditions Summary

The discussions of community character and concerns raised by the public during the LCP process generally fell within two areas: the character of the US-1 corridor and the character of community activity centers. US-1 in Key Largo is a four-lane through highway that also serves as a local “main street.” The northbound and southbound lanes are separated by a median throughout the entire length of the planning area. From MM 97 to MM 100 the median is approximately 175 feet wide and occupied mainly by commercial uses. Between MM 100 and MM 107, the median is about 25 feet wide and undeveloped.

The Key Largo/US-1 Corridor Enhancement Plan was developed concurrently with the LCP. It contains recommendations for improving vehicular movement and bicycle/pedestrian movement throughout the planning area. It also contains suggested design ideas for the four community activity centers identified by the public. Among the general recommendations were the following:

- Improve the Overseas Highway Heritage Trail bicycle route alignment.
- Enhance the trail system with route improvements and signage that encourage use of the trail and increases the enjoyment of riders.
- Develop design criteria to guide improvements to the public right-of-way.
- Provide a network of secondary sidewalks connected to the trail and bicycle routes. Provide sidewalks within the community identity center locations.
- Include sidewalks in all future roadway improvement projects.
- Require new development to create functionally linked sidewalk sections as part of site plan approval process.
- Enhance roadway design to increase awareness of community identity center locations while maintaining essential traffic flow through the areas.
- Include provisions for new development that allow for the creation of sidewalks.
- Adopt design guidelines for community identity centers and for rural segments.

Analysis of Community Needs

Corridor Enhancement. The Key Largo/US-1 Corridor Enhancement Plan recommendations need to be implemented through the appropriate mechanisms including regulatory, programs and interagency coordination. This plan also needs to be coordinated with acquisition efforts to preserve remaining native habitat that provides green space along the highway.

Focal Areas. Specific plans are needed to guide the coordination and development of public transportation infrastructure in the Community Centers and Focal Areas. Guidelines are also needed to promote the visual character of private development within these areas.

Recommended Strategies and Actions

Strategy 2.1

Finalize and implement the Key Largo/US-1 Corridor Enhancement Plan recommendations to improve the safe, integrated movement of all transportation modes and to improve visual character.

Action Item 2.1.1: In the land acquisition plan, prioritize Tier I and Tier III SPA bordering US-1 that contain native habitat providing green space along the corridor.

Action Item 2.1.2: Once proposed layouts for the four focal areas are finalized, coordinate with the Florida Department of Transportation (FDOT) and Florida Department of Environmental Protection (FDEP) on the existing Heritage Trail Plan and future plans for the US-1 corridor. Among the items to be coordinated are:

- a. Any changes that apply to the US-1 roadway (e.g., deceleration lanes).
- b. Frontage road design and space needs.
- c. Curbs, gutters, curb cut locations.
- d. Road and trail landscaping.
- e. Bicycle and pedestrian path design and space needs.
- f. Signage.
- g. Possible mechanisms for funding and implementation of the final plans.

Action Item 2.1.3: Inventory and evaluate DOT surplus right-of-way parcels and coordinate with the FDOT regarding the possibility of transferring them to the County where appropriate.